



GEORGIA VERMONT

Planning Commission Meeting Tuesday, October 13, 2026 at 6:30 PM Chris Letourneau Meeting Room and via Zoom Minutes

Zoom Details:

<https://us02web.zoom.us/j/7852587431?pwd=PBv40gFdgVnMmCTlaw2gLkbXfbpeH4.1&omn=87114687124>

Meeting ID: 785 258 7431 | **Passcode:** 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 6:30 PM

PLANNING COMMISSION PRESENT

Heather Dunsmore, Emily Fiske, Voyo Sewell

PLANNING COMMISSION ABSENT

Tony Heinlein, Emily Lowell

STAFF PRESENT

Kollene Caspers

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Selection of Officers

Motion to nominate Emily Fiske as Chair of the Planning Commission.

Motion made by H. Dunsmore, Seconded by V. Savich

Voting Yea: H. Dunsmore, E. Fiske, V. Savich

Motion to nominate H. Dunsmore as Vice Chair of the Planning Commission.

Motion made by V. Savich, Seconded by E. Fiske

Voting Yea: H. Dunsmore, E. Fiske, V. Savich

B. Development Regulation Review

- Planning Commission members went through a list provided by K. Caspers to update and clarify the 2025 Development Regulations. Such changes discussed include:

- Adding the intended commercial offset to a single-family household in the VC zoning district;
- Removing Footnote #5 on page 3-4;
- Clarifying nonconforming lots in section 7.6.2(A)(2)
- Including road frontage language for land-locked lots;
- Including Vermont State Statute language to Section 7.3;
- Clarify "Minor Subdivision" application in section 7.3.4; and
- Clarifying definitions for hunting camps and seasonal dwellings.
- "Open Space" and "Common Land" will be reviewed for document conformity at the next meeting, as well as follow up on sidewalks and setbacks in the VC after reaching out to VTRANS.

4. APPROVAL OF MINUTES

A. Planning Meeting Minutes September 8, 2026

Motion to approve the 9/8/26 minutes as written.

Motion made by Vice Chair Dunsmore, Seconded by Chair Fiske

Voting Yea: Chair Fiske, Vice Chair Dunsmore, V. Savich

5. PLAN NEXT MEETING AGENDA

A. November 10, 2026

6. OTHER BUSINESS

A. Westford Planning Notice for Development Regulations

B. Milton Planning Notice for Development Regulations

7. ADJOURN

Motion to adjourn at 8:06PM

Motion made by Chair Fiske, Seconded by Vice Chair Dunsmore.

Voting Yea: Chair Fiske, Vice Chair Dunsmore, V. Savich

Agendas are posted to the Town website, four designated places within the Town of Georgia (Town Clerk's Office, Georgia Public Library, Maplefields & Georgia Market), and e-mailed to the local media.

Minutes are posted on the Town of Georgia website.

Signed: Kollene Caspers, Zoning Administrator, Planning Coordinator

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